



An  
Bord  
Pleanála

**Board Direction**  
**BD-000774-18**  
**ABP-301303-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the historic public house use, the prominent location of the premises subject of the application and to the Zoning Objective which provides for the improvement of mixed services facilities, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the adjoining residential property or of residential properties in the vicinity within the area subject to the zoning objective "Z1": to protect, provide and improve residential amenities" and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the

developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Details of all external shopfronts and signage which should accord with the standards and recommendations within the Shopfront Improvement Scheme 2016: The Liberties Dublin issued by Dublin City Council, shall be submitted to and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of the amenities of the area/visual amenity.

3. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** To protect the visual amenities of the area.

**Board Member**

**Date:** 24/07/2018

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Stephen Bohan